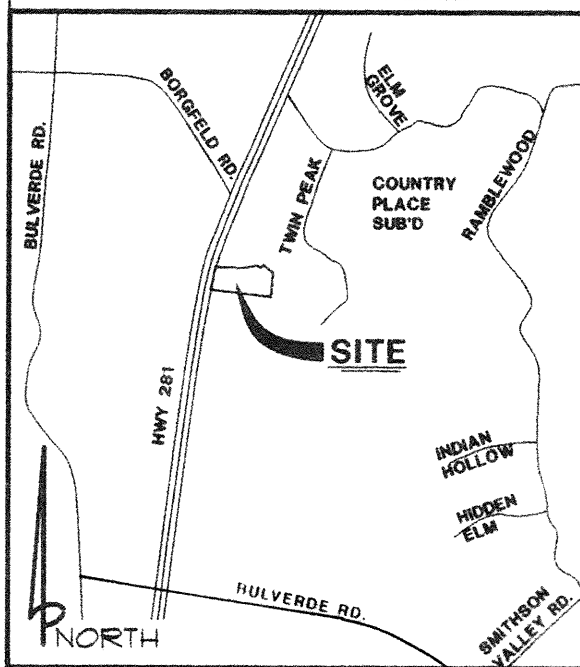
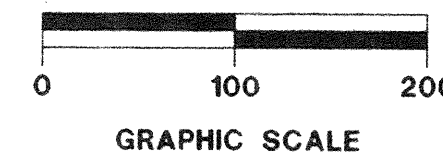
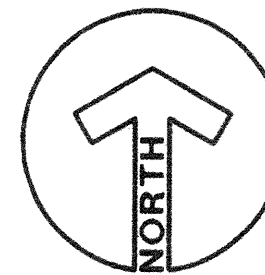


POADP No. _____

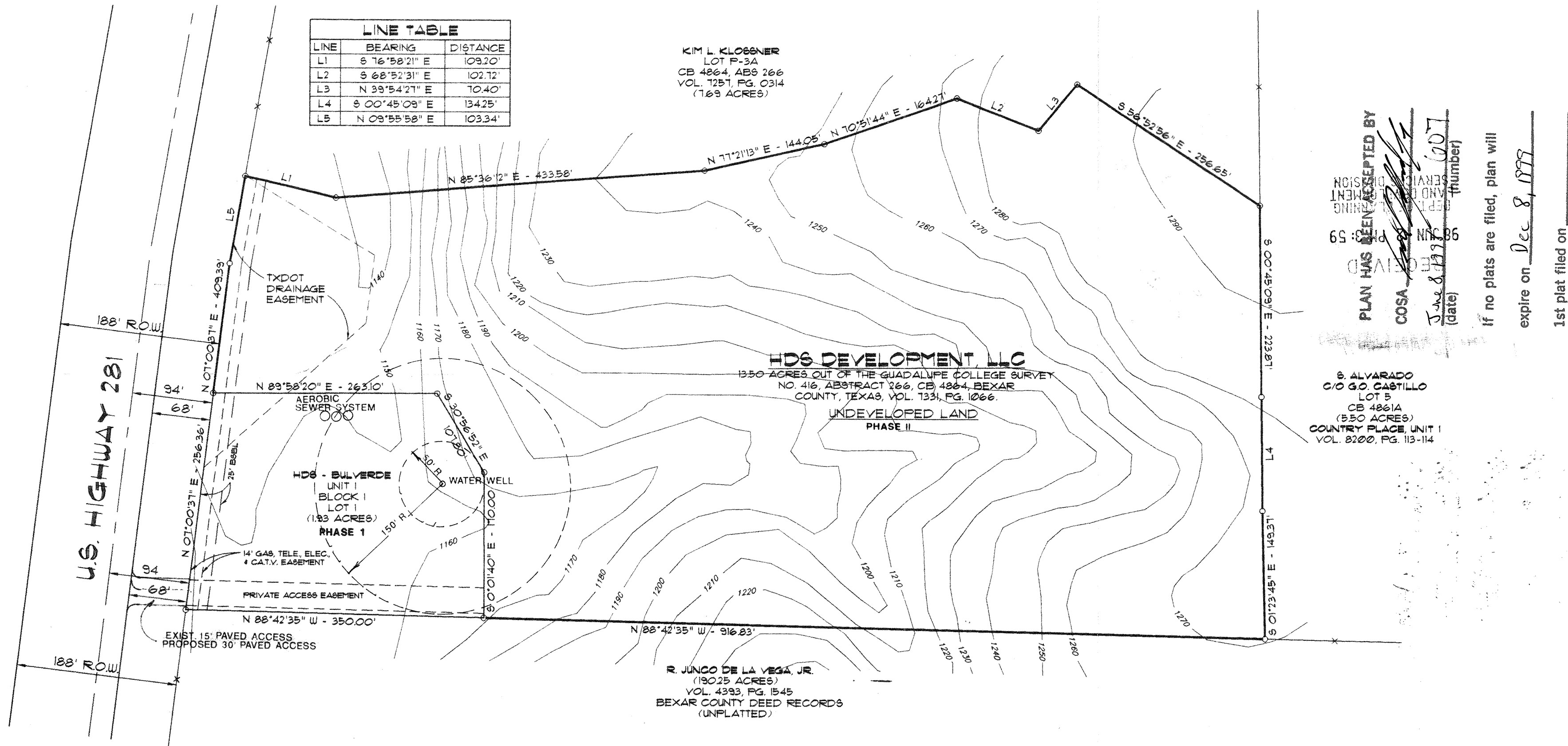


LOCATION MAP



LINE	BEARING	DISTANCE
L1	S 76°58'21" E	109.20'
L2	S 68°52'31" E	102.12'
L3	N 38°54'21" E	10.40'
L4	S 00°45'09" E	134.25'
L5	N 08°55'58" E	103.34'

KIM L. KLOSSNER
LOT P-3A
CB 4864, ABS 266
VOL. 1251, PG. 0314
(7.69 ACRES)



PLAN HAS BEEN ACCEPTED BY
COUNTY ENGINEER
65:11775
COSA
June 8, 1999
(date)
607
(number)

If no plats are filed, plan will
expire on Dec 8, 1999
1st plat filed on _____

S. ALVARADO
C/O G.O. CASTILLO
LOT 5
CB 4861A
(5.50 ACRES)
COUNTRY PLACE, UNIT 1
VOL. 8200, PG. 113-114

R. JUNCO DE LA VEGA, JR.
(190.25 ACRES)
VOL. 4393, PG. 1545
BEXAR COUNTY DEED RECORDS
(UNPLATTED)

NOTES:

1. NO STREETS ARE PROPOSED IN ANY DEVELOPMENT PHASE.
2. PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

Revisions:

HDS - BULVERDE, UNIT 1
PRELIMINARY OVERALL DEVELOPMENT PLAN
BEXAR COUNTY SAN ANTONIO, TEXAS

HARRY JEWETT ASSOCIATES
Engineers, Planners, Consultants

2611 North Main Avenue • San Antonio, Texas 78212-2600 • (210) 737-5417 • (210) 737-5584 Fax

Job No.
98013

Date 05/07/98

Drawn by MW/HJ

Sheet

1

Of ONE

607

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ / Name of POADP: HDS / BULVERDE

Owners: HDS DEVELOPMENT, LLC Consulting Firm: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVE. Address: 2611 NORTH MAIN AVE.

SAN ANTONIO, TX 78212 SAN ANTONIO, TX 78212

Phone: (210) 737-3417 Phone: (210) 737-3417

Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☐ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A

Ferguson map grid: 451/D4

Land area being platted:

Lots

Acres

Single Family (SF) _____

Multi-family (MF) _____

Commercial and non-residential 1 1.93" " " 1 13.50Is there a previous POADP for this Site? Name N/A No. _____Is there a corresponding PUD for this site? Name N/A No. _____Plats associated with this POADP or site? Name HDS/Bulverde Unit I No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HARRY B. JEWETT IIISignature: Date: 6-2-98Phone: (210) 737-3417Fax: (210) 733-5384DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

98 JUN -2 PM 3:59

RECEIVED

- ☐ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☐ north arrow and scale of the map;
- ☐ proposed land use by location, type and acreage;
- ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☐ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☐ existing adjacent or perimeter streets;
- ☐ one hundred year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☐ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: MAY 14, 1998 Name of POADP: HDS/BULVERDE

Owner/Agent: HDS DEVELOPMENT, LLC Engineer/Surveyor: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVENUE Address: 2611 NORTH MAIN AVENUE

SAN ANTONIO, TX Phone: 737-3417
78212-2920

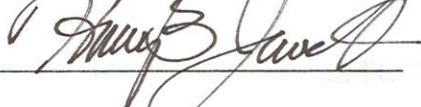
SAN ANTONIO, TX Phone: 737-3417
78212-2920

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: 2142793.85 Y: 13803852.17
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u> </u>	<u> </u>
Non-Single Family (NSF)	<u> </u>	<u> </u>
Commercial & Other	<u>1</u>	<u>1.93</u>
TOTAL:	<u> </u>	<u> </u>

Contact Person:
Print Name: HARRY B. JEWETT III Signature: 
Date: Tele: 737-3417 Fax: 733-5384

Is there a previous POADP for this site? Name N/A No.
Is there a corresponding PUD for this site? Name No.
Are there any plats associated with this POADP or site? Name No.
Name No.
Name No.

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED
98 MAY 27 AM 11:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.



CITY OF SAN ANTONIO

June 8, 1998

Harry B. Jewett III
Harry Jewett Associates
2611 North Main Ave.
San Antonio, TX 78212

Re: HDS - Bulverde

POADP # 607

Dear Mr. Jewett:

The City Staff Development Review Committee has reviewed HDS - Bulverde Subdivision Preliminary Overall Area Development Plan # 607. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangement.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation. For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

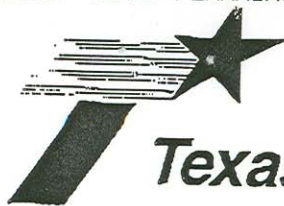
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78204-3000

Jun 15 '98 9:51		P.01
To	Elizabeth Canal	From
Co./Dept.		Co.
Phone #		Phone #
Fax #	207 4441	Fax #

June 12, 1998

P.O.A.D.P REVIEW

HDS-Bulverde Unit 1

Located on US 281 Between Bulverde Road & Borgfeld Road

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Future expansion of US 281 will require a minimum of 150 feet of additional ROW at this location. Therefore we request that all planned development be setback a minimum distance of 175 feet.

Access Limits/Restrictions

Locations of access points to US 281 from this property shall be as directed by "Regulations For Access Driveways to State Highways". No access to this property will be permitted within the existing TxDOT drainage easement.

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There are two existing temporary median crossovers on US 281 between Bulverde Road and Borgfeld Road. No additional median crossovers will be permitted within these limits, and the existing median crossovers will not be relocated. Future expansion plans for US 281 will include grade separations at both Bulverde Road and Borgfeld. All temporary median crossovers will be removed at the time these grade separations are constructed.

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date _____
FROM: _____
ITEM NAME: HDS - Bulverde FILE # _____
RE: _____

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage easements will be addressed
during the platting process.

RECEIVED
98 JUN -5 AM 8:22
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Burt Rubio

Signature

Sr. Eng. Tech

Title

6-5-98

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: TRANSPORTATION PLANNING

DATE: JUNE 3, 1998

FROM: HARRY JEWETT ASSOCIATES

ITEM NAME: HDS-BULVERDE, UNIT 1

FILE # ?

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 1998

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

- ☒ I recommend approval ☐ I do not recommend approval
☐ Other:

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Pedro G. Vega

PLANNER I

JUNE 11, 1998

Signature

Title

Date

HARRY JEWETT ASSOCIATES

E n g i n e e r s ▼ P l a n n e r s ▼ C o n s u l t a n t s

TRANSMITTAL

Date: May 27, 1998

To: City of San Antonio, Planning Department

Attn:

Project: HDS/ Bulverde Health Center -
Preliminary Overall Development Plan

Job No. 98013

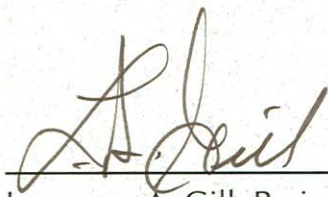
We are transmitting:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> attached | | |
| <input type="checkbox"/> under separate cover via: _____ | | |
| <input type="checkbox"/> plans | <input type="checkbox"/> by mail | <input type="checkbox"/> for your use |
| <input type="checkbox"/> survey | <input checked="" type="checkbox"/> hand delivered | <input type="checkbox"/> for review and comment |
| <input checked="" type="checkbox"/> plat | <input type="checkbox"/> to be picked up | <input checked="" type="checkbox"/> for approval |
| <input type="checkbox"/> text | <input type="checkbox"/> faxed | <input type="checkbox"/> as requested |
| <input type="checkbox"/> submittal | <input type="checkbox"/> FedEx | <input type="checkbox"/> revised as requested |

Accompanying this transmittal please find the following:

- Six (6) copies of the referenced project
- One (1) application
- Two (2) copies of the Tree Survey with permit attached
- Two (2) copies of the Traffic Impact Analysis

By:



Lawrence A. Gill, Project Manager

RECEIVED
98 MAY 27 AM 11:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

D:\WPWIN2\JOBS\1998\98013\CoSAPOADP.trn.wpd

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1189698

AMT ENCLOSED

50-04-5573
HARRY JEWETT ASSOCIATES
2611 NORTH MAIN AVE.
S.A. TX 78212

AMOUNT DUE 370.00
INVOICE DATE 6/08/1998
DUE DATE 6/08/1998

PHONE: 000 - 0000

POADP
HDS-BULVERDE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/08/1998	1189698	50-04-5573	6/08/1998	7:45 - 4:30

RECEIVED
98 JUN -9 AM 8:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

100 LAND-MP-2 JUN 08 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/07/1998	06/07/1998		CK# 2097	HDS BULVERDE
END	06/07/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

called 6-1-98

- need new application
- need \$370.00
- need at least 2 phases
- show correct acreage

H.P.S. | 281 near Borgfeld

2 phases 14 1/2 lots
app. 14 acres

- drainage
- TIA

HOS

TIA - O.K.

as per
Bob Opite
v. 1288
44-

Ready for approval

• slope note

• drainage

• TAPOT

Trees